

AMENDED – 9-16-15
Miami-Dade County Historic Preservation Board
Minutes of the August 19, 2015 Meeting

Stephen P. Clark Center
111 NW 1st Street
Small Business Development, 19th Floor Conference Room
Miami, FL 33128

I. ROLL CALL

The meeting was called to order by Chair Mitch Novick at 2:10 pm.

Board Members

Gary Appel	Present
Ruth Campbell	Present
Adriana Cantillo	Absent
Richard Cohen	Present
Paul George	Absent (arrived at 2:14 pm)
Mitch S. Novick, Chair	Present
JoEllen Phillips	Present
Enid C. Pinkney	Present
Ronda Vangates	Absent
Lourdes Solera	Absent

Staff Members Present

Kathleen Kauffman
Sarah Cody
Helen Rodriguez
Jeff Ransom

Eddie Kirtley
Assistant County Attorney

II. APPROVAL OF MINUTES – June 17, 2015 & July 15, 2015

JoEllen Phillips moved for approval of the June 17, 2015 & July 15, 2015 minutes. **Ruth Campbell** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Absent for Vote
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent
Lourdes Solera	Absent

III. PUBLIC HEARING – public hearing items may not start before 2:15 pm – public hearing started at 2:15 p.m.

A. Swearing in of the Public, Mitch Novick, Chair: Swore in the public.

B. Requests for Deferrals – NONE to report

C. Public Hearing Items

PH1. Ad Valorem Tax Exemption Application
428 NE 73rd Street
Miami, FL 33138

Chief Kauffman: Presented the Ad Valorem Tax Exemption Application for 428 NE 73rd Street, located in the Palm Grove Historic District in Miami, FL 33138. The City of Miami has their own historic preservation board that has reviewed the work to this house and the ad valorem tax exemption application and gave them the appropriate Certificate of Appropriateness. We are recommending that you approve it and sent it to the Board of County Commissioners for final approval.

Chair Novick: Requested a few clarifications on the work performed and then deferred to his colleagues.

JoEllen Phillips moved to approve the Ad Valorem Tax Exemption Application for 428 NE 73rd Street and **Enid Pinkney** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent
Lourdes Solera	Absent

PH2. Ad Valorem Tax Exemption Application
Vagabond Hotel
7301 Biscayne Boulevard
Miami, FL 33138

Board Member, Gary Appel: indicated that he had to recuse himself from his item, as he assisted in preparing the application for the property owner.

Chief Kauffman: presented the Ad Valorem Tax Exemption Application for the Vagabond Hotel, 7301 Biscayne Boulevard. The property is individually designated by the City of Miami, and is a contributing resource to the MiMo Biscayne Historic District. It is also individually listed on the National Register of Historic Places. This project was reviewed and approved by the City of Miami Historic and Environmental Preservation Board and we recommend the approval of this project and sending it on to the Board of County Commissioners for final approval.

Avra Jain, 720 NE 69th Street, #17S, Miami, FL (Property Owner/Applicant): Thanked the Board members for all the work they do and for the impact they are making. She further discussed the significant features of the property, and stated that she has found that preservation is economically feasible, and that incentives like the Ad Valorem Tax Exemption make preservation a must.

Board Member, Paul George: Noted that this project is a textbook example of historic preservation. He further noted that the current reinvestment in this historic district is exciting to see, and that part of this Board's purpose is about encouraging and approving classic restoration projects like this.

Board Member, Paul George: So this is what this board is about encouraging and approving things like that.

Richard Cohen moved to approve the Ad Valorem Tax Exemption for the Vagabond Hotel and **Enid Pinkney** seconded the motion. Motion was approved by group vote.

Gary Appel	Recused from vote
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent
Lourdes Solera	Absent

IV. PUBLIC COMMENT

Chair Novick indicated that we are going to take public comment on any item that is not scheduled for a public hearing today. There were no persons that had public comment.

V. OLD BUSINESS ITEMS

OB1. Church by the Sea – Item limited to discussion on whether to direct staff to undertake research and provide a recommendation as to the eligibility of the Church by the Sea for historic designation.

Chair Novick: Requested some direction from the County Attorney on how to proceed with this item.

Assistant County Attorney, Eddie Kirtley: Mr. Chair, just to clarify because this can become a quasi-judicial item, there is a very limited amount that the Board is able to discuss at this point and, because we don't have an owner petition and staff hasn't done any research or made any recommendations, really the limited discussion is on whether you wish to have staff make the preliminary assessment and come back to the Board with their findings.

Chair Novick: Opened the item to public comment.

Jorge S. Kuperman, 137 Giralda Avenue, Coral Gables, FL: I do understand that the item is not for public hearing, but I encourage you to do additional due diligence on this building. In your process, you will find that it meets at least 3 of the criteria for historic designation. The building was designated by Russell Pancoast in 1947, the grandson of pioneer John Collins, the Father of Miami Beach. In addition, Russell Pancoast designed the Bass Museum and the Jackie Gleason Theatre. Later on, the church had an addition designed by Alfred Browning Parker. The style of the building is strictly modernist with clear elements that later were known as MiMo. I will respectfully ask that you consider the item for additional due diligence for designation.

Chair Novick: I would be interested in hearing or learning what other information you have on the church.

Jorge S. Kuperman, 137 Giralda Avenue in Coral Gables, FL: I do have visuals, photos, documents, and papers but since this wasn't a public hearing, and I wasn't prepared to present that, but I would love to do that at a later date.

Chair Novick: Asked the County Attorney for clarification: if this Board directs staff to prepare a preliminary evaluation report, would it be improper for staff to communicate with Mr. Kuperman to get whatever relevant documentation exists?

Assistant County Attorney, Eddie Kirtley: I would have to defer to staff to see what their normal processes are for doing their investigation, but basically this would be if the board directly requested staff to do its normal due diligence, and it would come back to you as that. It would not be a designation report at that time, that would be a subsequent step.

Chief Kauffman: Yes, if we are asked to go preliminarily evaluate a resource, we would try and collect as much available information as possible, in a reasonable amount of time.

Annaliese H. Duncan, 10245 Collins Avenue, Bal Harbour, FL: She has attended the Church by the Sea since 1958 and her family has been closely connected to it, attending marriages, confirmations, baptisms, and funerals. It is a place that has been her emotional

home for many years and means a lot for her to keep it there because it is an assurance of the existence of her family and the existence of Bal Harbour.

Lynne Bloch Mullen, 10150 Collins Avenue, Bal Harbour, FL: I would like to tell you that our church is not just an old building. It is an architecturally beautiful, historic building. It was built by Russel Pancoast and Alfred Browning. The magnificent stained glass windows were designed by John Wallis, who is known throughout the world for his exceptional art history. We have been offered a new church with all the bells and whistles, but that will never replace the memories of the people that were married there, the children that were baptized there and each generation in turn who became a member by the Church by the Sea. Remember that the church has been here for more than 70 years. I would just like to ask you please to not let this beautiful building be destroyed. Do what you do best and save it for many people.

John Shubin, Esq., Shubin & Bass, 46 SW First Street, Miami, FL: Speaking on behalf of the Church by the Sea. Just want to make a procedural point. There is a very specific method in your code for designating properties. It is set forth in Section 16(A)-10 and there are two procedures. The first is when the owner petitions and I think you heard from the Assistant County Attorney that, notwithstanding the presentation of the members of the church, they do not constitute the owners of the church and therefore I think we need to make it clear that the owner of this property, which is a congregational church and it is governed by their own internal rules, the owner of this property is not seeking to petition this property.

So under 16(A)-10 (IV), you are not seeking the process under that specific provision. The other way to proceed is by the directive of the board, but the code is very specific and I will read the code to you. "The Board shall, upon recommendations from staff or the acceptance of petitions pursuant to part 4, subsection A, direct staff to begin the designation process by preparing a designation report." It couldn't be more clear. That is when staff comes to you and says we have done our homework and we have done our research and we are making a recommendation to you to initiate the designation process. There is absolutely nothing in the code that allows the procedure in which you appear to be embarking upon here, which is to direct your staff to do the research and then to come back to you so that you can fall under this category and there is a good reason for that because ultimately when you have to make that decision, it is a quasi-judicial determination and as recently as last week, in the case of Port Everglades Pilots Association vs. Florida Caribbean Cruise Association, made it very clear that when you sit as a quasi-judicial body, you have to be fair and impartial. You have already heard testimony from proponents that are attempting to get you to evaluate the merits of this application and the reason why the code very prudentially doesn't allow this process that is going on today, it's precisely because then you are taking a position before you then consider it a quasi-judicial hearing. That is known as pre-judgement. Prejudgment is one of the classic examples where you don't have fair and impartial decision making, so the code is very clear, notwithstanding the good intentions of the people who are seeking this and some are good and some may be trying to gain a strategic advantage in a local zoning dispute and they may not be as pure as some of the other people's intentions. You do not have the authority under your code to proceed as it is being proposed. If staff wants to independently research this, if they

have the time and bring it to you, and you want to consider it that's fine, but this process is unauthorized.

Chair Novick: Mr. Shubin, this was brought to us from the community to my recollection. We had asked members of the community to come out and tell us what buildings are important to them throughout the county.

John Shubin, Esq.: Your code does not permit that. Certain municipal codes permit third party petitions, rather than owners, but your code does not. The staff recommendation has to be the driver, particularly because of the absence of a petition and I don't know if individual members of the Church requested this, but that is not a petition by the owner, as set forth in the code.

Chair Novick: and that brings me to my next question for clarification. You mentioned owners. If preservation was dictated by owner consent there wouldn't be any historic districts.

John Shubin, Esq.: That is a policy decision that is not for you to make, it is for the County Commission to make. If they had a provision that said that third parties could initiate proceedings based on a certain criteria then again – Miami Beach and City of Miami have a procedure like that – you can lobby the Commission and ask that a procedure can be made like that in the future. As the code sits today, in my opinion, you don't have that jurisdiction.

Board Member, Paul George: Mr. Chairman for the sake of the Board, and I respect John Shubin, but I would like to hear from our counsel regarding this matter.

Assistant County Attorney, Eddie Kirtley: This Board has the power to ask staff to do a number of things and at this point it would be just to ask them to go do some research. So it is not pre-judging the process. As far as the code, it does require you to either accept a petition by owner or recommendation by staff to actually go forward with the designation process, but we are not even at that step yet. And also in section 4 it does say in the code that "nothing shall be deemed to restrict the power of the board to initiate designation process pursuant to this section." We are even before that, but it is this Board's inherit powers to ask staff to do certain tasks and this is one of them.

John Shubin, Esq.: and again we respectfully disagree, but we have disagreed in the past on issues and sometimes they get resolved here and sometimes they don't get resolved here, but I think that it is incumbent upon this Board, if you are going to proceed, to put on the record even though there is no court reporter, exactly how this came on the agenda. This is not a staff item, how was this placed on the agenda?

Board Member, Paul George: Just a little history going back to the beginning of this year, it came up as a discussion point, perhaps as new business, and it was just out there, there was nothing formalized about it. I was approached by some of the folks seeking to preserve this building and write a designation report and I said I frankly couldn't because I was on the Board

itself and it was supposed to come up again for a possible study and possible action, but it was pushed back because of the Bay Harbor situation which took over a couple of meetings that we had recently. So it has come back now, but I wonder about this because my understanding is, and my question is John is, that the church itself is opposed to designation?

John Shubin, Esq.: Yes they are opposed.

Board Member, Paul George it is quandary for me, but I would really like to be honest with you, a) we've talked and they asked me to do the report and I couldn't and b) I want to put this out here, I was involved in a similar situation about two years ago with the St. Jude Melkite Catholic Church within the City of Miami's purview and accordingly to the situation that happened there, the church opposed historic designation, but we did it anyway. I was paid as a consultant for that. It is interesting for me that the church opposed designation, but we went ahead anyway and once again we have the church opposing designation, and the question is now do we go ahead anyway? This is a very tricky situation.

John Shubin, Esq.: I am here solely on a procedural point, but if there is any question that the church opposes this, we can put that on the record. Now in response to St. Jude and I am very familiar with that, it is because in the City of Miami there is a process that does not exist in Dade County, where you have, for the lack of a better word, a third party designation against owner's consent. So the City of Miami has that provision so in that case, whether it was appropriate, it was certainly lawful to proceed with the designation process where the owner did not consent. Here the owner does not consent and the Assistant County Attorney and I did not belabor the point before this item, this was not an owner's request for designation and we didn't have to get into the issue of whether the church is or isn't opposed because the County acknowledges it. Simply whether a third party can go the Board and have the Board direct staff to fit within this category whether we would argue it is the other way around. Staff does their research and they say we found a property that is interesting to us and we are going to the Board to make a recommendation that you initiate the designation process and that would be perfectly fine, but that's not what we have here and that is what the code says and we don't have that here. So just to be on the record, the church opposes this Board going forward because it lacks the legal authority under the plain language of the code. I respect all of your thoughtful consideration, I hope that you respect the condition that we are in with the Church and that you have no jurisdiction to proceed.

Board Member, Gary Appel: Should we be listening to opinions from the public at this point or should we be voting on this?

Assistant County Attorney, Eddie Kirtley: The problem is that there is this SB50 in the legislature, which gives the public a reasonable opportunity to be heard and so we have to let the people speak that have asked to speak. Today, the Board's consideration is what we have discussed, and that is whether, in your minds, there is enough to warrant staff to go do research and even see if this property would be something eligible for staff to bring forward to you.

Board Member, Gary Appel: in the County Attorney's opinion, you listen to the public before yes or no we make a recommendation.

Assistant County Attorney, Eddie Kirtley: Per SB50, we are unable to regulate what people are saying. It's just the timing that is at the Chairman's discretion.

Daniel Holder, 24 Bal Bay Drive, Apt #E, Bal Harbour, FL: There is a hard act to follow. My wife and I have lived in Bal Harbour for 32 years. In that time the building the Church by the Sea has been one of the few constants on 96th Street. Its architecture is simple but unique and it is one of the few reminders that Bal Harbour was ever a low rise village. For a while there was a banner on the church saying if I remember correctly "Mr. Whitman this Church is not for Sale". At the time that was the opinion of the owners. I don't know who constitutes the ownership of the church, but I think it would be its members. Ministers come and go and there have been a number over the years and don't know if they have the right to speak totally for the members of the church and from one person that I talked to that is a member, it was determined on a vote of the membership that is questionable as to whether or not the percentage of the membership is true or not. The church is unique and has very unique windows (not just the stained glass windows) but other windows along the side and a lot of the features of the building, and you have heard the history. When the Church was built, it was just the church and there was a filling station on that site and since then the Bal Harbour shops has grown around that church and now wants to eliminate it all together and I feel that the historic designation is necessary for probably the church will soon be destroyed. A lot of time we don't realize what we have until it's almost gone and you are the only people that have the ability to stop the church from being destroyed at this point. You are the only ones that can help us from keeping our historical community, keep one little piece of it at least and I hope that you will do that. Thank you. In favor of preservation.

Beth Berkowitz, 10160 Collins Avenue, Bal Harbour, FL: The first item that she would like to address is the item that Mr. Shubin brought up whether this Board had the right to move forward to ask staff to recommend and research the Church by the Sea for preservation. She would like to read something in the record that was back from 2010 by a local planning agency report. It is a 5 page report and it stated at that time that Shubin & Bass had, without the knowledge of the residents of Bal Harbour, should change the designation of our Village Hall to commercial. At the same time they filed to change the comprehensive development plan of the Church by the Sea to commercial. Neither of the filings were noticed, they were just advertised in the paper and that was the only way that our residents found out about it. It was done by the owners at that time and they had taken it upon themselves to make this filing. It did not pass through our council, I believe. But it appears to me that it can be done by a third party to change a comprehensive plan. As people who have standing as residents at Bal Harbour and church members, we have the right to ask that a piece of property that has been the cornerstone of Bal Harbour since 1947 be looked into for preservation. The other item that I would like to discuss is the fact that the subject site, meaning the Church by the Sea, has been tentatively identified by Miami-Dade County as a possible historically significant structure. Not yet officially designated, but as part of phase II of Miami's Comprehensive Historic

Properties Assessment Study, Miami-Dade County's study is a county-wide assessment of structures built between 1932 and 1964 (structures over 50 years old), as required by State Statute. There are 11 sites identified in Bal Harbour Village at this time and the recommendation is to create a historic district for one area west of Collins Avenue. The site includes the Church by the Sea property and Village Hall. So as it stands, back in 2010 this property was on the registry to be designated. It appears to have fallen through the cracks.

Chair Novick: Ms. Berkowitz is that a County document?

Chief Kauffman: Mr. Chair, that is the county-wide survey that was done by Janus Research back in 2010 for the County and it is not that they were a list of things that we were supposed to go designate, it is a survey and those were identified as potentially eligible at that time.

Chair Novick: Ok and prior to your testimony you indicated, I thought the Village Council had directed Shubin & Bass to seek a zoning change?

Ms. Berkowitz indicated absolutely not. It had come before the council in 2010, but was rejected. Basically I thought that those points were important to review. I would also like to state a little further about the stained glass windows that appear on the Church by the Sea. John Wallis is a renowned stained glass designer. This is the only other church in the entire United States that is not on the west coast where he did the stained glass windows. The other church is on the National Register and it is a church in Hawaii it was designated and eligible because of its architectural and artistic distinction of the stained glass.

Neil Alter, 9801 Collins Avenue, Bal Harbour, FL: He has been a resident for 35 years. As a disclaimer, I am not an attorney, but am very well versed. I would like to extend my gratitude for speaking to you today because I have been waiting 5 months for this opportunity and finally it has been achieved. The first observation I have is related to a vote that was taken by the members of the Church by the Sea and their commitment to selling the property. I believe at that time there were over 400 members of the congregation in which the vote resulted in 107 to 14. 14 opposed and 107 voted in favor of selling the church. Yet 107 vs. 424 represents a 28% engagement in favor of and that is surprising to me. So I learned that there was no effort to really approach all of the members of the congregation. You have emails, you have correspondence, you have telephones, but most of those people were ignored. So if we are really considering and evaluating the democratic process, it is a bit disappointing to me that 28% would determine the outcome of the future of the church.

Let's talk about the history of the church and why it is so unique. As I've heard from my friends and colleagues that a 70 year institution in Bal Harbour is almost like it was part of the Founding Fathers in Bal Harbour. Secondly you have the architectural uniqueness of it and I won't spend too much more time on that. I feel there is a sentimental value, like this woman that came before you to speak for the first time before the committee and it's like when you come over the bridge to Bal Harbour what do you see? You see the staple of the church, so it has symbolic significance. Also, the size of the church itself and the intimacy of that church

for the church-goers and I found out that there was a letter that was written by a former pastor who brought up the fact that there were 1,500 members at one point, and today there is 1/3rd of that. So the question arises in my mind if that church encompassed 1500 congregants years ago, and today it has 400 or 500, what is the rationale for doubling the size of the church? I think the church is 28,000 square feet and the plans that I have seen would make it 60,000 square feet for a diminishing congregation and that is baffling from a mathematical standpoint. So basically I would address the Board for serving our community and to preserve the past and not to eliminate our past and I think that is meaningful. I ask for your consideration today.

Reverend Robert Asinger, Church by the Sea: I am the Minister of the Church by the Sea and I know that there have been comments relating to ownership and votes and those kinds of things. It is the Board of Directors that has the responsibility to sell or lease and those kinds of things and they are considered to be the owners, and not the congregation themselves. They vote for the Board of Directors to represent them in those kinds of decisions, just to clarify that. Also with the vote that was taken, and the numbers that were given were accurate and it was 107 in favor and 14 members against. So even though they are not the owners, they are overwhelmingly supportive of a new church and not in favor of historic designation. So they speak very loudly and very clearly. There has also been a question regarding whether the vote that was taken was accurate, I believe someone said that the other members were ignored and those that were not given, their vote is not valid. We sent letters by certified mail, we sent emails to everyone as well who had an address with the church and we told them that if they wanted to vote, they were welcome to do so, and that they could get a proxy vote to do so. Well many chose not to do so; however of the 121 votes that were cast, as were mentioned, 55 of those, almost half, were by proxy vote. People were contacted, they were solicited, and they were not ignored. 55, half of the votes, decided to participate and the other people didn't for whatever reason. I don't know what that reason is, so I wanted to clarify it.

John Shubin, Esq.: As your Assistant County Attorney will tell you, one of the things that you should not be addressing under any circumstances is the internal workings of the Church and you should not be judging how they represent themselves and how they don't represent themselves. The Assistant County Attorney has already made it clear to you that this is not an owner-initiated application. So there are a whole series of laws of how you can and cannot address religious facilities and wanted you to be respectful of those as well.

Daniel Holder, 24 Bal Bay Drive, Apt. #E, Bal Harbour, FL: I just want to remind you that when someone purchases this property, or inherits it or becomes the owner of it, they become the steward of that property and we are all stewards of our community and there is a responsibility to preserve what we have.

Chair Novick: with no one left wanting to speak, is there a motion to close the public comment portion of this item? So moved by **Paul George**. **Enid Pinkney** seconded the motion. Motion passes unanimously by group vote.

Gary Appel

Yes

Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent
Lourdes Solera	Absent

Assistant County Attorney, Eddie Kirtley: Again Mr. Chair and to make the point clear, we have no information whatsoever from staff as to the eligibility to this particular piece of property and the only question before you is: would you like staff to do their homework? As to the extent of discussion, there needs to be limits to that and that would be the nature of a motion if there is to be one.

Chair Novick: OK. I would like more information if staff could compile something.

Richard Cohen made the motion to direct staff to begin research on the Church by the Sea property, based on the previous Janus Survey results. **Ruth Campbell** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent
Lourdes Solera	Absent

OB2. Review of Pending Designation Requests for Staff to Research

1. North Miami Pioneer Fountain, intersection of NE 132nd Street and NE 9th Avenue, and West Dixie Highway
2. Key Biscayne Beach Club, 685 Ocean Drive
3. Richmond Heights (district)
4. St. James AME Church, 1845 NW 65th Street
5. American Czech-Slovak Cultural Club, 13324 Arch Creek Road
6. 7260 SW 76th Street

Chief Kauffman: You have seen this before at an earlier meeting, several months ago when it was part of a larger presentation. We have two people doing preservation in the

office, one archaeologist, and we have been contacted by several people who want historic designation and want us to do the research to do the designation reports and we are unable to move forward with these things right now because we are still swamped with Bay Harbor Islands. We are still finishing up the Bay Harbor Islands survey, we are in the process of reaching out to Bay Harbor residents and trying to make appointments with them to do more workshops and quite frankly some these people have been waiting 6 to 8 months to almost a year so I just want you to be aware of what is waiting in the wings. So these are the designation requests to date. Chief Kauffman gave her PowerPoint presentation of the six properties who have requested designation. The City of North Miami has requested that we designate the Pioneer Fountain.

Sarah Cody, Staff: The City of North Miami is getting ready to do a capital improvement project on this fountain, so if we want to give some input on how to appropriately restore the fountain, we would need to have it designated before that.

Chief Kauffman: The Key Biscayne Beach Club has approached us and they would really like to have this designated to protect that part of Key Biscayne.

Chair Novick: Is it being threatened now?

Chief Kauffman: Not right now, they are still able to maintain the property and keep it relatively economically viable, but there are concerns. It is just something for the Board to be aware of. We also have some of the people that are representing these projects who have come here today, because we keep getting pressure in our office to go do these things and we are not able to do all of this stuff at once.

Board Member, Paul George: We love that these folks are interested in designation, but wishes we had more staff to help.

Chief Kauffman: I think that if any of them are here, they would probably like to say a few words.

Chair Novick: Yes I would like to hear from everybody for a minute or two, because we are under time constraints. Kathleen you mentioned the North Miami Pioneer Fountain when is that slated to be considered for some review?

Chief Kauffman: They are doing a capital improvements project that includes the fountain and the street so I think that is coming up within this year.

Chair Novick: And in terms of your workshops in Bay Harbor Islands, what is the status of that?

Chief Kauffman: We prepared a package to be sent to all of the 48 buildings that were identified as individually eligible for designation and interestingly the Mayor of Bay

Harbor Islands is supplying us with a letter to go with our package because they are going to be supportive of our efforts to at least get out into the community to do more workshops and meet these people on a more individualized basis and that's ongoing.

Chair Novick: Now I recall our motion was to bring this back in September. Will that be back in front of us in September?

Chief Kauffman: It is 48 properties that we are targeting for additional education now.

Chair Novick: Well that was the motion back in June, so that I would like it to be heard and return it to us in September.

Chief Kauffman: Since you are speaking about that item coming up in September, Commissioner Heyman has also indicated that she is a little bit distressed that it is coming back in September because she feels that most of the people on the island have been away for the summer and that we have only attempted to reach out to people during the summer months.

Chair Novick: So the instruction was for you to hold the workshop and it sounds like those are being delayed for some reason or the other.

Chief Kauffman: They are not being delayed on purpose Mr. Chair, we are trying to coordinate. What we send out has to be approved by a multitude of people and we are also trying to coordinate stuff in the packages that is coming from the Town itself. So we would like to be able to send that out and start doing the workshops.

Chair Novick: Indicated that for now, we would move on to hear from people who wish to speak on the other pending designation requests.

Betty Swain Askew, 14560 Monroe Street: Her family is one of the original 26 World War II Veterans who purchased a house in Richmond Heights in December 12, 1949. A monument has been erected in Richmond Heights and the other lady is going to talk about that, but I would like to say that my father was the first one to move out there and we lived out there after a while by ourselves with no lights, no nothing and we have survived and our homes have survived. We still live in them and we would just like to give you more information on the preservation that we would like.

Lynette Wallace, 14520 Monroe Street: It is with utmost gratitude that we are finally being heard for our request for historical designation and on behalf of the 26 Richmond Heights pioneer families. We are delighted to be added onto this agenda and our parents purchased our home in Richmond Heights in December 1949. To purchase property in this no man's land was a testament of faith, hope, and determination. The 14500 block of Monroe Street was the first street in this new development. My Father was Luther H. Wallace, he was an active duty soldier at the time, my Dad wasn't retired. He was still in the military. When he and my Mom, Mary Wallace, they used to reside in Coconut Grove

and they were the first to purchase and the second to move in. Daddy took a long time because he didn't want to take my older siblings out of school and he took a while to move and then with his other stuff that he had going on at Dinner Key where he was stationed and my parents slowly moved in after several months. In addition, my sister Alma was the first baby born there in July 1950, my oldest sibling Luther Jr. was the first paperboy in the new neighborhood and he was also the first employee in 1956 of the Richmond Heights community drugstore and the owner was Olivia Edwards. I am sure that you are familiar with her, because the main artery in Richmond Heights is the boulevard and it is now called the Olivia Edwards Boulevard, and she was like my aunt. That was also my first job too. Mrs. Edwards' legacy lives on at the main artery of Richmond Heights, Olivia Edwards Boulevard. Her properties now include a senior citizens facility and the drugstore building. My mom just passed a couple of years ago and it is just heavy in my heart that something will be done because we seem like the forgotten ones down there and our contribution to Richmond Heights is great and Sherry Edwards couldn't be, here she is the daughter of Olivia Edwards, but I am speaking on her behalf as well. She knows approximately 6 or 7 of the other families who were still affiliated with their original property. I live in my mom and dad's property and I'm at 14520 Monroe Street. She has the original deed and plat of the lot. My brother, who is in New Jersey now, he is coming down because he really wants to get the story told. Especially by him being the first paperboy there. He has an incredible memory. He also said Frank C. Martin, Jr., taught him how to shoot a bb gun, but he has stories that I can't tell because I am the baby. So I was the last child, they didn't know even I was coming, and I am just speaking on behalf of my siblings.

Betty Swain Askew, 14560 Monroe Street: She indicated to the Chair she had one more thing to address. Moving into Richmond Heights and being the very first family, the history of Richmond Heights is really great because Frank Crawford Martin was in service and his life was saved by a black soldier, so he said after flying over the area, because he worked for Pan Am, that he would like to do something for the Black World War II Veteran and as he flew over several times, he said that Richmond Heights was the only property that didn't flood and, as Lynette indicated, Monroe Street was the first street. I think that the lights were installed when I was in 11th grade, in 1963, so you know what I am saying. Our hearts and souls are so deeply embedded in our parents working hard during this time to secure a home for their family and we are still trying to keep the legacy going.

Lynette Wallace: I also want to say that Frank C. Martin also designated land for the Christ our King Catholic Church and they have the girl scouts there and the church still stands as well and it is just south of 152nd Street. That story has never been told as well and my mother was one of the last people to see Captain Martin before he was killed that day and they were very good friends with my parents. I'll have my brother to tell you those stories because I wasn't there. Thank you so much, I am very happy to be here to speak.

Board Member, Enid Pinkney: Stated that she is so proud of what they are doing and she knew Olivia Love Edwards well. So just keep up the good work

Betty Swain Askew, 14560 Monroe Street: We had a little shopping area and Ms. Olivia Edwards had a beauty parlor and Lynette Wallace indicated her mother was the first one to work there too. She had the drugstore and another building and we had one doctor, Erwin Potash. Dr. Potash was honored at the CDC meeting last year in Richmond Heights and he is in his 90s and he is still practicing. This man drove his convertible into a black area because we were featured in Essence Magazine as the only city area that had no crime whatsoever. In closing, I would like to say that I worked for Dr. Paul George at Boys Town. I was working as an elementary teacher and I tutored those boys in the afternoon and go home and drop my children off and come back to the Boys Club and tutor children that had been adjudicated by the courts. Believe it or not, we did make a great impact and thank you Dr. George for all that you did. It was a great job and thank you all for listening.

Board Member, JoEllen Phillips: Had a question for the Chair and Staff. I am troubled about the amount of backlog and especially after hearing as compassionate a plea of what we have heard here. Is there any way, and this is solution-focused only not procedural, since most of here have backgrounds one way or the other in doing historic research, is there any way that we can jump in and help with this? I know I have done it in Miami Springs for some stuff there to go down and do some of the surveys.

Chief Kauffman replied I don't think you can if you are on the Board.

Assistant County Attorney, Eddie Kirtley: Right because the item is going to come before the Board as a quasi-judicial public hearing and basically you would be having ahead of time contact with the item.

Board Member, Gary Appel: In terms of timing, what do you think the timing is of all these requests? Should be rearranging in terms of the order of the things that we do?

Chief Kauffman: Maybe I didn't make myself clear enough, you're supposed to bring back the issue of Bay Harbor Islands in September. I have been approached by the Commissioner regarding her district. It is her belief that we have only started doing these workshops for what seems like forever now, but it is her belief that this new concentrated effort, now that we gave the results of the survey and we have identified the 48 buildings that could be potentially eligible for individual designation, she thinks that that effort to reach out to those individual buildings and those property owners is only being done during the summer months. Which is true, because we did not give the results of the survey until June. I'm not trying to postpone it, but at least the Town is interested and helping us reach those people and coordinate meetings for those people. So will all of that be accomplished by September? I really doubt it and if you have been paying attention as to what has been happening at the County Commission level, if we go out and try to force the designations, they are all going to be appeals in front of the Commission, and I can bet on how it's going to go.

The Bay Harbor Islands stuff is so much work right now and I don't want to put it off, but I think that if we are going to do some of these concurrently, it has to get pushed back a little to allow a little more time.

Chair Novick: Are we talking October?

Chief Kauffman: For you to have the discussion on Bay Harbor Islands? Because that is what is coming back in September, you wanted to bring back the discussion about what to do with the survey results.

Board Member, Gary Appel: I would think we could bring it back in October or November.

Chief Kauffman indicated at least October.

Board Member, Gary Appel: that should give you some time in case someone else requests designation.

Board Member, JoEllen Phillips: But we could advance the other 6 requests in that time?

Chief Kauffman: No we can't do all of them in that time.

Board Member, JoEllen Phillips: but we could advance some of them in that time?

Chief Kauffman: You are very familiar with our designation reports and there is a lot of research and writing that goes into those reports.

Board Member, JoEllen Phillips: Asked for some clarification with regard to the pending designation requests. Which would be the highest priority?

Chief Kauffman: Definitely the North Miami Pioneer Fountain has to get done because that is getting ready to go under a capital improvement project. The Richmond Heights one has been on the table the longest and they have contacted us probably over a year ago. The thing with Richmond Heights is that it is not just one or two buildings; it is the community that is significant. So it is not going to be writing a report for one house, rather for a district. However, we can easily begin that process and there are a lot of things that need to be done for that. For Richmond Heights I see a lot of oral history that needs to be taken. When you are doing a designation report for a community or for something that is just as significant as that, it really has national significance and not just local significance and you have to be diligent and take the time and talk to as many people as you can and get their stories down on paper before they go away. That process will take a long time, but at least we can fit oral histories and interviews in while we are still doing the Bay Harbor Islands workshops and all this stuff and so we can get that process started and the

others, we will just have to continually wait and I don't feel that there is any immediate threat to them, so that is good.

Chair Novick: There is no imminent threat to Richmond Heights, it seems like it is a community that is banded together.

Board Member, Paul George: I don't think there is a threat to Richmond Heights, but it important to provide recognition of the significance they have provided to their community.

Chief Kauffman: Right. That one is not so much an issue of a threat it is just the amount of research and interviewing that should go into a report for that type of designation.

Board Member, Paul George: Mr. Chairman also what Kathleen says, this really does have national implications, it is really a national story. We were deeply segregated in this community and these were black GI's and Frank Martin was a pilot that died in a crash and the reasons why he came after the whole thing so fast, this is a hugely important part of Miami and I think it is national history. But I'll defer to whatever the appropriate order is for these.

Chair Novick: Are buildings being demolished at this point? This rightfully needs to be done, but not rushed.

Sarah Cody, Staff: I think that the only time related issue to consider for Richmond Heights would be that the community dates back from WWII, so the number of original owners that are still alive is dwindling, and to get them this recognition while they are still here would be really great.

Lynette Wallace: stepped in and indicated that there is one pioneer left, Mrs. Holloway. She just turned 101. My mom just died and she was 90, so Mrs. Holloway is the only one left now.

Board Member, Paul George: This is just down to the generation on this, but being as it may it is really important we do need to get to it, we will get to it. This is one of the easiest calls I've had to make since being on this Board. How many structures are we talking about in Richmond Heights that need to be surveyed?

Sarah Cody, Staff: In the original build out, it was 26 homes, so it makes the most sense to start with looking at those 26 homes.

Board Member, Paul George: Well the neighborhood goes beyond the locale of the place, but of what it represents too. If you could keep it at those 26, it would be more manageable. Richmond Heights is cultural, it's racial, it's American history, it's veterans, it's aviation history.

Board Member, JoEllen Phillips: Ok back to solution-focused ideas. If you can't do this all this work, and we can't help, how about interns or students who are studying this. Can they help take oral histories?

Chief Kauffman: Yes and no getting interns involved in the County is a difficult process in and of itself and quite frankly we are protective of the quality of the work that comes out of our office, so sometimes the training that has to go into it takes more time away from us doing the work. We don't have the time to train people on how to do it, but I think if we were able to get a month or two more on the Bay Harbor Islands conversation, then we could start with some of the other designations. Not all of them, but some of them.

Sarah Cody, Staff: indicated that Fountain would be much simpler than the Richmond Heights Historic District. Once we do the research on the fountain, that one should be relatively easy.

Chief Kauffman: The fountain should be relatively easy and as far as Richmond Heights, if we were given extra time we would just like to start interviewing the people that still can talk about it.

Board Member, Gary Appel: Are the other properties in eminent danger of demolition?

Chief Kauffman: No, but the Key Biscayne Beach Club is always being approached with offers.

Chief Kauffman: We have another speaker from another of the properties requesting designation. Please state your name and address for the record.

Luba Dewitt on behalf of the American Czech-Slovak Cultural Club at 13325 Arch Creek Road: Our club has been there since 1949 we are requesting historical designation. Designation is important to us, and it would be a boost to our members. I certainly understand that there is a priority amongst other properties, but if we don't designate we will be forced to sell to Johnson University and it will be bulldozed and a parking lot will be built in its place, so we are requesting designation.

Chair Novick: Dr. George, are you familiar with this property?

Board Member, Paul George: I'm not, and it is so illuminating. I do know that the area at one time had a Polish American Club, a Hungarian American Club near the Miami River, which has always been a favorite area for some of these ethnic groups. This is my first awareness of this particular club, and it seems marvelous. It is a lot of post WWII stuff coming out of war torn Europe and people reconstituted things here.

Board Member, JoEllen Phillips: Mr. Chair I would like to make a motion please. That we direct staff to hold on Bay Harbor Islands and to move forward with the fountain and Richmond Heights first, and if you have time for anything else that comes after that.

Chief Kauffman: I would say the Czech-Slovak Club is probably the third most time critical.

Board Member, JoEllen Phillips: And that Bay Harbor Islands gets moved back from a month to two months. No later than November.

Board Member, Paul George: Please keep in mind that staff is beginning to investigate the Church by the Sea too, and that is something else that they have to do.

Board Member, JoEllen Phillips: Right. The motion would be to bring Bay Harbor Islands back no later than November, and to move forward with the fountain and Richmond Heights first.

Chair Novick: I support your motion if it was in October, I think November is too far away and Bay Harbor Islands is a war zone. **Buildings are being demolished today!**

Board Member, Paul George: Let's do a counter motion then, I would like to move that we delay everything until October as opposed to November, same motion with that revision.

Board Member, JoEllen Phillips: I have an active motion on the floor and **Board Member, Gary Appel:** I second her motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	No
JoEllen Phillips	Yes
Enid Pinkney	Absent for vote (left at 3:30 p.m.)
Ronda Vangates	Absent
Lourdes Solera	Absent

VI. NEW BUSINESS

NB1. CHAIR'S REPORT

Chair Novick has nothing to report.

NB2. DIRECTOR'S REPORT

Chief Kauffman: Handed out a flyer to the board members that came from Dolly MacIntyre, who is on the Historic Preservation Board for the City of Coral Gables and she is also with The Villagers, and she is also with Dade Heritage Trust. She wanted to encourage you to join as a member to the National Alliance of Preservation Commissions, the NACP. The cost is only \$35 a year and you receive a fantastic publication called The Alliance Review. I have attended trainings by the NACP and they are a very fantastic national organization that specifically serves people who are on historic preservation commissions, so the publication will always be full of pertinent and timely information as it relates to things that preservation commissions deal with all the time. So she says the more knowledgeable our board members are, the better decisions we will all make and the wider our influence. So I encourage you all to join.

Chief Kauffman: My other item is that I'm giving you a heads-up, November is the National Trust for Historic Preservation Annual Conference and this year the annual conference is in Washington, DC. Staff attended last year, when it was held in Savannah, GA and it was really wonderful and the most amazing thing to me about it is that somehow the National Trust for Historic Preservation has been very effective in reaching out to the younger generation and there were all kinds of really cool sessions using new technology to accomplish some of the things that we do on a preservation staff level and just the amount of young people that were at the conference was really outstanding. So it was good to see that behind the scene tours of whatever city they are in which most people can't get really into and pertinent workshops and opening and closing session are usually really great speakers on the national level. It is the first week in November.

Board Member, JoEllen Phillips: I would like to announce that during the Florida Trust for Historic Preservation Annual Conference in Miami this year, I was asked to be on a panel talking about sustainable adaptability for historic sites and so it inspired me to continue on with Curtiss Mansion to come up with some other ideas. I am extraordinarily happy and proud to report that we found out on Monday that out of 6 sites in the State of Florida, the Curtiss Mansion has been chosen to be an exhibit spot for the Smithsonian's Traveling Tour of Water and Waterways. We do not have the dates as of yet, it is being orchestrated by the Florida Humanities Council and right after Labor Day is when we should know when it is. So it is quite an undertaking, because we built the Mansion according to the Smithsonian standards with the hope that someday it would have a Smithsonian exhibit there, though we didn't quite expect it this quickly.

Part of what we have to do is to have local exhibits and presentations to go on with the national exhibit and so we are having some fun with that. I was meeting with Deputy Mayor, Jack Osterholt and this part of my conversation was making sure that the County is involved and part of it too and locally we have the former Mayor Paul Bithorn of Virginia Gardens doing a lecture and demonstrations on turning water to into beer. So we strive to serve a little bit different, but we also will have virtual canoe tours of the area's waterways and we have Grant Livingstone, who writes his own music. Water Matters is one of his

big songs. Also, we had a lot of pond scum poet, since we have a pond on our site. I will give you more once we have everyone signed up, but it will probably be a one year long event.

Board Member, Paul George moves to adjourn the meeting.

Lynne Bloch Mullen stepped in to reiterate that she is very concerned that the Church by the Sea may be meeting a bulldozer.

Chair Novick: Ok thank you. Is there a motion to adjourn?

Paul George moved to adjourn the meeting. **Mitch Novick** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent
Richard Cohen	Yes
Paul George	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Absent for vote (left at 3:30 p.m.)
Ronda Vangates	Absent
Lourdes Solera	Absent

VII. ADJOURNMENT

Chairman Mitch Novick adjourned the meeting at 3:49 p.m.

Kathleen Kauffman, Historic Preservation Chief
Office of Historic Preservation

Date